


The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

LES/IND

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

November 10, 1992

LES:mmr  
encl.

ITEM #: 119

# Affidavit in support of Administrative Variance

Beginning at a point on the South side of Bruhl Rd. which is 13 feet wide at the distance of 1150 feet North of the nearest intersecting street, Mount Carmel Rd. which is 40 feet wide. As recorded in Deed Liber 2940 folio 257 and include the measurements and directions, (N 31  $\frac{3}{4}$  degrees E 775 feet, N35  $\frac{1}{4}$  degrees E 652 feet, N45  $\frac{3}{4}$  degrees W 5  $\frac{1}{2}$  feet, N45  $\frac{3}{4}$  degrees W 289 feet, S 50  $\frac{3}{4}$  degrees W 137 feet, S 50 degrees W 231 feet, S36  $\frac{1}{2}$  degrees W 300 feet, S 38  $\frac{1}{4}$  degrees W 142 feet, S 41  $\frac{3}{4}$  degrees E 297 feet, S 2  $\frac{1}{2}$  degrees E 76 feet, S 51  $\frac{3}{4}$  degrees W 580 feet, S 53  $\frac{3}{4}$  degrees E 332 feet,) here and on the plat in the correct location. Containing ten and one half acres more or less. Also, known as 17522 Bruhl Rd., Upperco Md and located in the fifth election district.

District: 5th Date of Posting: 19/2/62  
 Posted for: Florance  
 Postperson: Florance Bruch  
 Location of property: NW/5 (1952) Bruch Rd, 7120 N/McClorm Rd.  
 Location of signs: Facing road way, on property Pa to road  
 Remarks: \_\_\_\_\_  
 Posted by: M. McLeay Date of return: 10/23/62  
 Number of signs: 1 Signature: \_\_\_\_\_

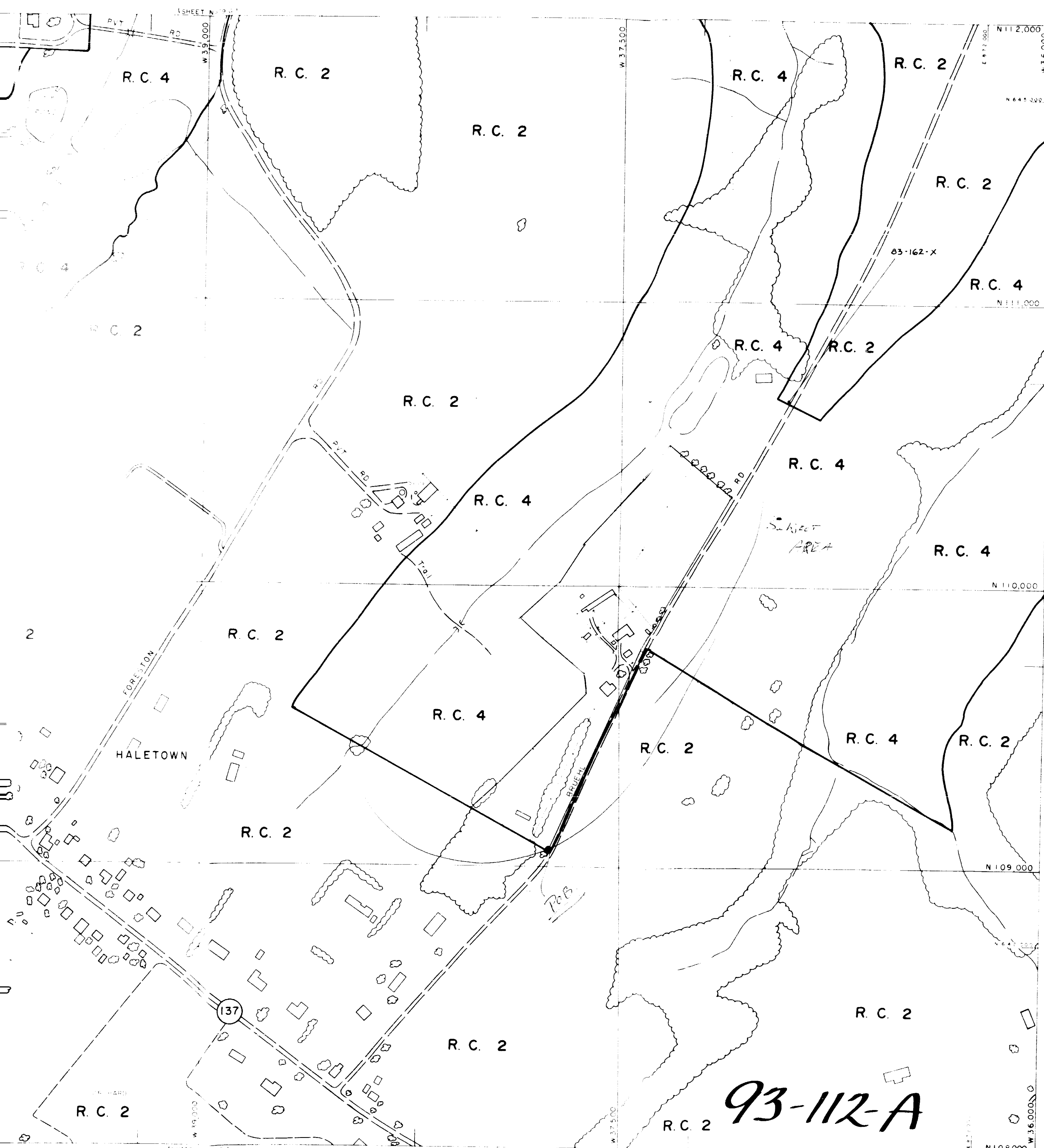
---

93-112-A

### Cashier Validation

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION #119 HALETOWN	SHEET N W 28-G
DATE OF PHOTOGRAPHY JANUARY 1986		



TIMORE COUNTY  
PLANNING AND ZONING  
AERIAL PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION #119 HALETOWN	SHEET N W 28-G
DATE OF PHOTOGRAPHY JANUARY 1986		

93-112-A



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
2nd day of October, 1992

*Carl J. Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Florence Wise Bruehl  
Petitioner's Attorney:

DPW/Developers Engineering Division (Public Services)  
Development Review Committee Response Form  
Authorized signature *Dennis D. Ramsey* Date *10/19/92*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
	Satyr Limited Partnership	115		10-13-92
DED DEPRM RP STP TE	Wiseburg United Methodist Church	116		
DED DEPRM RP STP TE	First United Pentecostal Church	117		
DED DEPRM RP STP TE	Florence Wise Bruehl	119		
DED DEPRM RP STP TE	Brian Scott and John E. Sibrea	120		

COUNT 5  
Stonegate at Patapsco (Acreal Property)  
90476  
ZON DED TE (Waiting for developer to submit plans first)  
6-1-92

COUNT 1  
FINAL TOTALS  
COUNT 6  
\*\*\* END OF REPORT \*\*\*

*Rec'd 10/31/92*

SHA Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No: 119 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Dennis D. Ramsey* 10/19/92  
John Contestabile, Chief  
Engineering Access Permits  
Division

RECEIVED  
OCT 21 1992  
ZONING OFFICE

My telephone number is \_\_\_\_\_  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5882 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: October 14, 1992

FROM: Ervin McDaniel, Chief  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee  
(October 13, 1992)

The Office of Planning and Zoning has no comments on the following petitions:  
✓ Florence W. Bruehl, Item No. 119  
✓ Brian Scott Sibrea, Item No. 120

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 897-3211.

Prepared by: \_\_\_\_\_  
Division Chief: \_\_\_\_\_  
RMCB/FM:rdn

*Rec'd 10/21/92*

119.ZAC/ZAC1

10/19/92  
Development Review Committee Response Form  
Authorized signature *Ruben J. Ramirez Jr.* Date *10/19/92*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Satyr Limited Partnership	115	N/C	10-13-92
DED DEPRM RP STP TE	Wiseburg United Methodist Church	116	W/C	
DED DEPRM RP STP TE	First United Pentecostal Church	117	N/C	
DED DEPRM RP STP TE	Florence Wise Bruehl		N/C	
DED DEPRM RP STP TE	Brian Scott and John E. Sibrea	120	N/C	

COUNT 5  
Stonegate at Patapsco (Acreal Property)  
90476  
ZON DED TE (Waiting for developer to submit plans first)  
6-1-92

COUNT 1  
Sudbrook Associates  
106  
9-28-92  
STP TE

COUNT 1  
FINAL TOTALS  
COUNT 7  
\*\*\* END OF REPORT \*\*\*

*Rec'd 10/21/92*

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

OCTOBER 15, 1992 (410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: FLORENCE WISE BRUEHL  
Location: #17522 BRUEHL ROAD  
Item No.: \* 119 (JLL) Zoning Agenda: OCTOBER 13, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Henry G. Geyer*  
Planning Group  
Special Inspection Division

JP/KEK

*Rec'd 10/21/92*

Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized signature *John Contestabile* Date *10/19/92*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Satyr Limited Partnership	115	No Comment	10-13-92
DED DEPRM RP STP TE	Wiseburg United Methodist Church	116	No Comment	
DED DEPRM RP STP TE	First United Pentecostal Church	117	No Comment	
DED DEPRM RP STP TE	Florence Wise Bruehl	119	No Comment	
DED DEPRM RP STP TE	Brian Scott and John E. Sibrea	120	No Comment	

COUNT 5  
FINAL TOTALS  
COUNT 5  
\*\*\* END OF REPORT \*\*\*

*Rec'd 10/21/92*

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

OCT. 08 1992 (410) 887-3353

Florence Wise Bruehl  
17522 Bruehl Road  
Upperco, Maryland 21155

Re: CASE NUMBER: 93-112-A  
LOCATION: NW/4 Bruehl Road, 1150' N of Mt. Carmel Road  
17522 Bruehl Road  
5th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before October 25, 1992. The closing date is November 9, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner, Baltimore County

17522 Benue Rd 8-HED per 1

Contractor has signed up to a Bonus for completion prior to six weeks and a penalty for completion after eight weeks. Please call for notifications of progress to expedite completion of Administrative Building Permits.

Housing 12 Benue

ATTENTION!

CONDITIONAL APPLIC FOR BLDG PERMIT  
ISSUED PER A.J. 9/30/92.

B# 144450

93-112-A

FRONT VIEW of House  
FROM FIELD - CROSS BENEUE RD

93-112-A



FACING North on Benue Rd  
~~Front~~ - Across Street Space



93-112-A



Addition will consume this  
Area - North Side of House  
ext to  
Facing Benue Road

93-112-A



Corner of House, Addition to  
Come even with Back Corner.  
Facing South on Benue Rd

93-112-A



Panoramic Facing Front,  
House - pointed  
(unable to photo full property  
front)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

R.C. 4

R.C. 4

93-112-A

LOCATION INFORMATION	
Councilman District:	1
Election District:	5
1"=200' scale map:	NH 202
Zoning:	R.C. 4
Lot size:	457,390 <sup>7</sup> / <sub>8</sub> square feet
SEWER:	<input checked="" type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/>
Prior Zoning Hearings:	N/A
Zoning Office USE ONLY	
reviewed by:	ITEM #:
	CASE #:

THOMPSON ESTATES

HALETOWN

1150' to Center  
of Channel & Sound  
RD

BRUEHL

Bruehl Rd County Maintenance Only  
No Right of Way

North

Prepared by: STW g/h/r  
Drawing Scale: 1"=50'

PROPERTY ADDRESS: 1752A BRUEHL RD  
Subdivision name: \_\_\_\_\_  
plat book# \_\_\_\_\_, lot# \_\_\_\_\_, section# \_\_\_\_\_ N/A  
OWNER: Florence W. Bruehl  
ALBERT G. BRUEHL (DECEASED)

BRUEHL RD  
SCALE: 1"=50'

Owner: Florence W. Bruehl  
Parcel #27  
Tax Parcel # 05-00-00112  
49,253 ACES

Owner: Florence W. Bruehl  
10.5 ACES  
Map 20  
Parcel #26  
Tax Parcel # 05-00-00112

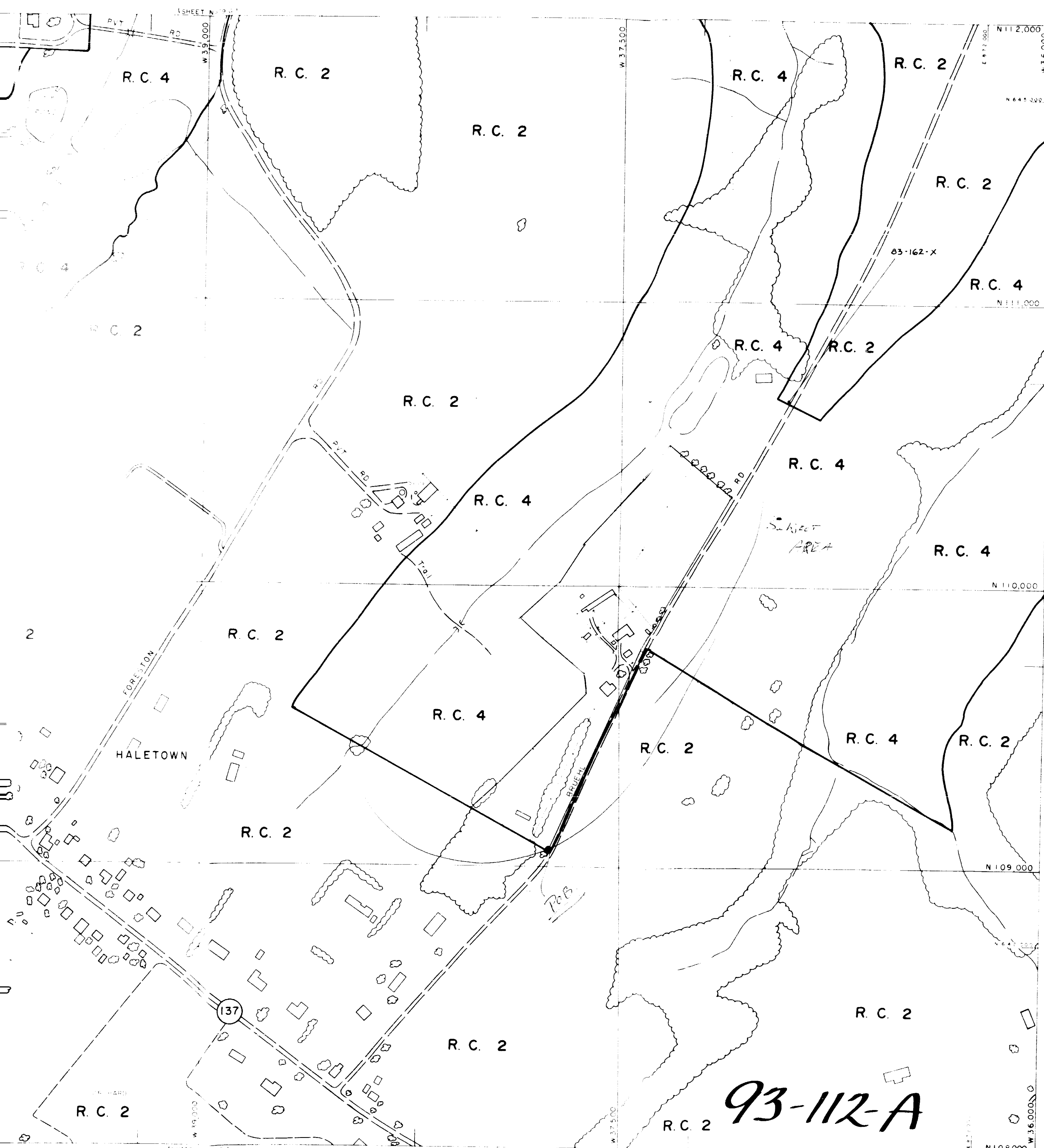
Owner: Sparks / MBE Farms

Map 20  
Parcel #26

Tax Parcel # 05-00-00112

(OFF SCALE)  
Owner: Nemast Farms  
Parcel #151  
Tax Parcel # 05-00-00112  
3,504 ACES  
Det. Vol 1





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION #119 HALETOWN	SHEET N W 28-G
DATE OF PHOTOGRAPHY JANUARY 1986		



TIMORE COUNTY  
PLANNING AND ZONING  
AERIAL PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION #119 HALETOWN	SHEET N W 28-G
DATE OF PHOTOGRAPHY JANUARY 1986		

93-112-A



IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
NW/4 Bruehl Road, 1150 ft. N of  
Mount Carmel Road  
17522 Bruehl Road  
5th Election District  
3rd Councilmanic District  
Florence W. Bruehl  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 93-112-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Florence W. Bruehl for that property, known as 17522 Bruehl Road. The property is presently zoned R.C.4 and is located in the northern part Baltimore County. The Petitioner herein seeks a variance from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback of 31 ft., in lieu of the required 100 ft., to the street centerline, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of November, 1992 that the Petition for a Zoning Variance from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback of 31 ft. in lieu of the required 100 ft. to the street centerline, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES:mmm

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

-2-

Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

November 10, 1992

Mrs. Florence W. Bruehl  
17522 Bruehl Road  
Upperco, Baltimore County, Md. 21155

RE: Petition for Residential Zoning Variance  
Case No. 93-112-A  
17522 Bruehl Road

Dear Mrs. Bruehl:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 17522 Bruehl Rd. Upperco, MD 21155  
which is presently zoned R.C.4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations to permit a principal building setback of 31 feet in lieu of the required 100 feet to the Street Centerline.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)

SEE REVERSE SIDE OF PLAT

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/lessor  
Type of Petition Name  
Signature  
Address  
City  
State  
Zip  
Attorney for Petitioner  
Type of Petition Name  
Signature  
Address  
City  
State  
Zip  
Name, Address and Phone Number of legal owner (Contact person) to be contacted  
Name, Address and Phone Number of legal owner (Contact person) to be contacted  
Name, Address and Phone Number of legal owner (Contact person) to be contacted

A Public Hearing having been requested and/or held, it is ordered that the subject matter of this petition be set for a public hearing, to be held on the 10th day of November, 1992, at 10:00 AM, at the Zoning Commission of Baltimore County, 111 West Chesapeake Avenue, Towson, Maryland 21204.

REVIEWED  
ESTIMATED POSTING DATE: 10/18/92  
DATE: 10/16/92  
ITEM #: 119

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 17522 Bruehl Rd. Upperco, MD 21155.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate heretofore or practical difficulty.)

- 1) Street compliance with Rearsetback would require 100 ft. setback. Rearsetback is 31 ft. setback.
- 2) Since 1948, owner has lived in this house.
- 3) Current maintenance of house appears 1963. Street frontage 48 ft. on opposite side of Bruehl Rd.
- 4) Purpose of petition is to achieve setback rear lot.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 10th day of Oct 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Florence W. Bruehl, known to me to be the person whose name is subscribed to the foregoing petition, and that she is the legal owner of the property described in the petition.

AS WITNESS my hand and Notarial Seal.  
10-1-92  
NOTARY PUBLIC  
My Commission Expires: DENNIS L. EATON  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires July 1, 1996

### ZONING DESCRIPTION FOR 17522 BRUEHL ROAD

93-112-A

Beginning at a point on the South side of Bruehl Rd. which is 13 feet wide at the distance of 1150 feet North of the nearest intersecting street, Mount Carmel Rd. which is 40 feet wide. As recorded in Deed Liber 2940 folio 257 and include the measurements and directions, (N 31 3/4 degrees E 775 feet, N35 1/4 degrees E 652 feet, N45 3/4 degrees W 5 1/2 feet, N45 3/4 degrees W 289 feet, S 50 3/4 degrees W 137 feet, S 50 degrees W 231 feet, S36 1/2 degrees W 300 feet, S 58 1/4 degrees W 142 feet, S 41 3/4 degrees E 297 feet, S 2 1/2 degrees E 76 feet, S 51 3/4 degrees W 580 feet, S 53 3/4 degrees E 332 feet,) here and on the plat in the correct location. Containing ten and one half acres more or less. Also, known as 17522 Bruehl Rd., Upperco Md and located in the fifth election district.

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 5th  
Posted for: Florence W. Bruehl  
Petitioner: Florence W. Bruehl  
Location of property: NW/4 (17522) Bruehl Rd. NW/4 Mt. Carmel Rd.  
Location of Sign: Facing Two & Way, on property by T. & L. Road  
Remarks: M. H. H. H.  
Posted by: M. H. H. H.  
Number of Signs: 1

### BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE: 10/2/92  
AMOUNT: \$ 85.00

RECEIVED FLORENCE BRUEHL  
FROM: FLORENCE BRUEHL  
FOR: ADMIN VARIANCE

04A040069NHCRC 185.00  
SA-0010-06A010-02-02  
VALIDATION OR SIGNATURE OF CASHIER

93-112-A

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

PAID PER HAND-WRITTEN RECEIPT DATED 10/2/92

93-112-A

10/05/92  
PUBLIC HEARING FEES  
010 -ZONING VARIANCE (IRL) 1 X \$50.00  
080 -POSTING SIGNS / ADVERTISING 1 X \$35.00  
LAST NAME OF OWNER: BRUEHL  
TOTAL: \$85.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

111 West Chesapeake Avenue  
Towson, MD 21204

October 26, 1992

(410) 887-3353

Ms. Florence Wise Bruehl  
17522 Bruehl Road  
Upperco, MD 21155

RE: Item No. 119, Case No. 93-112-A  
Petitioner: Florence Wise Bruehl  
Petition for Administrative Variance

Dear Ms. Bruehl:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
2nd day of October, 1992

*Carl J. Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Florence Wise Bruehl  
Petitioner's Attorney:

DPW/Developers Engineering Division (Public Services)  
Development Review Committee Response Form  
Authorized signature *Dennis D. Ramsey* Date *10/19/92*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
	Satyr Limited Partnership	115		10-13-92
DED DEPRM RP STP TE	Wiseburg United Methodist Church	116		
DED DEPRM RP STP TE	First United Pentecostal Church	117		
DED DEPRM RP STP TE	Florence Wise Bruehl	119		
DED DEPRM RP STP TE	Brian Scott and John E. Sibrea	120		

COUNT 5  
Stonegate at Patapsco (Acreal Property)  
90476  
ZON DED TE (Waiting for developer to submit plans first)  
6-1-92

COUNT 1  
FINAL TOTALS  
COUNT 6  
\*\*\* END OF REPORT \*\*\*

*Rec'd 10/31/92*

SHA Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No: 119 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it  
does not access a State roadway and is not effected by any State Highway Administration  
projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Dennis D. Ramsey* 10/19/92  
John Contestabile, Chief  
Engineering Access Permits  
Division

RECEIVED  
OCT 21 1992  
ZONING OFFICE

My telephone number is \_\_\_\_\_  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5882 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: October 14, 1992

FROM: Ervin McDaniel, Chief  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee  
(October 13, 1992)

The Office of Planning and Zoning has no comments on the following petitions:  
✓ Florence W. Bruehl, Item No. 119  
✓ Brian Scott Sibrea, Item No. 120

If there should be any further questions or if this office can provide additional  
information, please contact Francis Morsey in the Office of Planning at 897-3211.

Prepared by: \_\_\_\_\_  
Division Chief: \_\_\_\_\_  
RMcd/FM:rdn

*Rec'd 10/21/92*

119.ZAC/ZAC1

10/19/92  
Development Review Committee Response Form  
Authorized signature *Ruben J. Ramirez Jr.* Date *10/19/92*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Satyr Limited Partnership	115	N/C	10-13-92
DED DEPRM RP STP TE	Wiseburg United Methodist Church	116	W/C	
DED DEPRM RP STP TE	First United Pentecostal Church	117	N/C	
DED DEPRM RP STP TE	Florence Wise Bruehl		N/C	
DED DEPRM RP STP TE	Brian Scott and John E. Sibrea	120	N/C	

COUNT 5  
Stonegate at Patapsco (Acreal Property)  
90476  
ZON DED TE (Waiting for developer to submit plans first)  
6-1-92

COUNT 1  
Sudbrook Associates  
106  
9-28-92  
STP TE

COUNT 1  
FINAL TOTALS  
COUNT 7  
\*\*\* END OF REPORT \*\*\*

*Rec'd 10/21/92*

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

OCTOBER 15, 1992 (410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: FLORENCE WISE BRUEHL  
Location: #17522 BRUEHL ROAD  
Item No.: \* 119 (JLL) Zoning Agenda: OCTOBER 13, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Henry G. Geyer*  
Planning Group  
Special Inspection Division

JP/KEK

*Rec'd 10/21/92*

Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized signature *W. J. K...* Date *10/19/92*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Satyr Limited Partnership	115	No Comment	10-13-92
DED DEPRM RP STP TE	Wiseburg United Methodist Church	116	No Comment	
DED DEPRM RP STP TE	First United Pentecostal Church	117	No Comment	
DED DEPRM RP STP TE	Florence Wise Bruehl	119	No Comment	
DED DEPRM RP STP TE	Brian Scott and John E. Sibrea	120	No Comment	

COUNT 5  
FINAL TOTALS  
COUNT 5  
\*\*\* END OF REPORT \*\*\*

*Rec'd 10/21/92*

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

OCT. 08 1992 (410) 887-3353

Florence Wise Bruehl  
17522 Bruehl Road  
Upperco, Maryland 21155

Re: CASE NUMBER: 93-112-A  
LOCATION: NW/4 Bruehl Road, 1150' N of Mt. Carmel Road  
17522 Bruehl Road  
5th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case  
number. Any contact made with this office should reference the case number. This letter also serves as a  
refresher regarding the administrative process.

1) Your property will be posted on or before October 25, 1992. The closing date is November 9, 1992.  
The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the  
closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order  
will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that  
the matter be set in for a public hearing. You will receive written notification as to whether or not your  
petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the  
Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County  
newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after  
the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE  
PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND  
THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE  
FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR  
DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner, Baltimore County



17522 Benue Rd 8-HED per 1

Contractor has signed up to a Bonus for completion prior to Six Weeks and a penalty for completion after Six Weeks. Please call for notifications of progress to expedite completion of Administrative Building Permits.

Housing 12 Benue

ATTENTION!

CONDITIONAL APPLIC FOR BLDG PERMIT  
ISSUED PER A.J. 9/30/92.

B# 144450

93-112-A

FRONT VIEW of House  
FROM FIELD - CROSS BENEUE RD

93-112-A



FACING North on Benue Rd  
~~Front~~ - Across Street Space



93-112-A



Addition will consume this  
Area - North Side of House  
ext to  
Facing Benue Road

93-112-A



Corner of House, Addition to  
Come even with Back Corner.  
Facing South on Benue Rd

93-112-A



Panoramic Facing Front,  
House - pointed  
(unable to photo full property  
front)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

R.C. 4

R.C. 4

93-112-A

LOCATION INFORMATION	
Councilman District:	1
Election District:	5
1"=200' scale map:	NH 202
Zoning:	R.C. 4
Lot size:	457,390 <sup>7</sup> / <sub>8</sub> square feet
SEWER:	<input checked="" type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/>
Prior Zoning Hearings:	N/A
Zoning Office USE ONLY	
reviewed by:	ITEM #:
	119

THOMPSON ESTATES

Vicinity Map  
Scale: 1"=1000'

HALETOWN

North

Prepared by: STW g/h/12  
Drawing Scale: 1"=50'

PROPERTY ADDRESS: 1752A BRUEHL RD  
Subdivision name: \_\_\_\_\_  
plat book# \_\_\_\_\_, lot# \_\_\_\_\_, section# \_\_\_\_\_ N/A  
OWNER: Florence W. Bruhl  
ALBERT G. BRUEHL (DECEASED)

BRUEHL RD  
Scale: 1"=50'

Dweller Florence W. Bruhl  
Parcel #27  
The Payment # 05-02-00112  
48,253 Acres

Dweller Florence W. Bruhl  
10.5 Acres  
Map 20  
Parcel #26  
The Payment # 05-02-00112

Dweller Sparks / 1000' Easement

Map 20  
Parcel #26

The Payment # 05-02-00112

(OFF SCALE)  
Parcel #151  
The Payment # 14-00-00112  
Owner: Nemast Farms  
Pet. No. 1